

Westchester Village Project
8740 La Tijera Boulevard
Westchester, CA 90045

General Plan: C2

Zoning: R4

150 units of multifamily homes allowable per zoning
136 institutional quality multifamily home units requested

January 21, 2014

Prepared by:

BRIAN ZUKOR

Institutional Development Advisors
Executive Managing Director
(310) 903-9097
brian@ida.com

IDA

PARTNERS

INSTITUTIONAL DEVELOPMENT ADVISORS, LLC
REAL ESTATE DEVELOPMENT | INVESTMENT | CONSULTING

136 units

LOT AREA: 12000 SF ± = 1.29 AC
DENSITY: 136 UNITS / 116 DU/AC
UNIT MIX: 5 -- 24 units @ 200SF - 18%
1BR - 63 units @ 700SF - 61%
2 BR - 29 units @ 1000SF - 21%
136 UNITS TOTAL

RT DENSITY @ 108 DU/AC = 140 UNITS

KITTYHAWK

4-5 STORY
APARTMENT BUILDING
30 units / floor
Interior 5th Floor Eliminated (14 units)

LA JOLLA BOULEVARD

SEPARATED ENTRANCE

Institutional Development
Advisors ("IDA")

1613
1:400
N 1/2

136 units

PARKING PROVIDED

24	studios (1:1)	24	studios
83	1BR (1:5:1)	125	studios
29	2BR (2:0:1)	58	studios
<u>TOTAL</u>		<u>207</u>	studios

parking provided		total
	direct thorw	total
P1	P1	38
P2	P2	38
	P2	76
		221

average 21

TITTY HAWK

2 LEVEL
PARKING STRUCTURE

LA TEJERA BOULEVARD

RAMP TO P1

RAMP TO P2

SE PULVERA ESTATES

0 20 40 60 80 100
1:40-0

dm 16/13

2/2

